

MINUTES

STATE BUILDING COMMISSION MEETING

May 11, 2006

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:48 a.m.	Department of Mental Health & Developmental Disabilities	Commissioner Virginia Betts
11:49 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:55 a.m.	Military Department	General David Greer
12:10 a.m.	Tennessee Historical Commission	Executive Director Herbert Harper
12:21 a.m.	Department of Finance and Administration	
12:39 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Jimmy Naifeh, Speaker of the House of Representatives

OTHERS PRESENT

Mike Fitts, State Architect	George Brummett, Department of Finance and Administration
Georgia Martin, Dept of Finance and Administration	Mark Cherpack, Department of Finance and Administration
Charles Garrett, Dept of Finance and Administration	Dwight Hensley, Department of Environment and Conservation
Charles Harrison, Comptroller's Office	Dennis Raffield, THEC
Mark Wood, Secretary of State's Office	Greg Steck, Department of Finance and Administration
Connie Hardin, Legislative Budget Office	Robert Johnson, Military Department
Janie Porter, Attorney General's Office	Leland Wykoff, citizen
Genie Whitesell, Attorney General's Office	David Gregory, Tennessee Board of Regents
Nancy Blevins, Dept of Finance and Administration	Robert Thomas, TN Residence Foundation
Jerry Preston, Tennessee Board of Regents	Rusty Taylor, Evans Taylor Foster Architects
Diane Uhler, Tennessee Board of Regents	

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Alan Robertson, Department of Finance and
Administration

Jerry Wooten, TN Historical Commission

Daryl Brady, Community Tectonics

James Gass, City of Pigeon Forge

John Jagger, City of Pigeon Forge

Melissa Ziegler, City of Pigeon Forge

Earlene Teaster, City of Pigeon Forge

Chris Bessler, City of Pigeon Forge

Michael Emrick, TN Historical Commission

Steve Lane, Smith Seckman Reid

Steve Powell, Community Tectonics

Page Inman, Inman Construction Corp.

Ralph Mickle, Department of Mental Health &
Developmental Disabilities

Murray Harris, Southwest TN Community College

Nathaniel Parker, Jr., Southwest TN Community
College

J. Franklin Scalf, James F. Scalf Associates

Rich McNeil, Thomas Miller & Partners

Don Miller, Thomas Miller & Partners

Louis Pounders, Williamson Pounders Architects

Troy McCormick, Natural Concepts

Lieutenant Governor Wilder called the meeting to order at 11:47 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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**DEPARTMENT OF MENTAL HEALTH
& DEVELOPMENTAL DISABILITIES**

11:48 a.m.

Commissioner Virginia Betts requested action on the following matter.

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$10,000.00 to \$25,000.00 (\$15,000.00 increase) of a project for **Fire Protection Consultant** for Department of Mental Health & Developmental Disabilities facilities, statewide.

Revised Estimated Project Cost: **\$25,000.00**
SBC Project No. 344/000-04-2005

DISCUSSION OF BIDS

- 1) **Arlington Developmental Center**
(Replace Gas Burners at A&I Boiler)
SBC Project No. 344/017-02-2004
Bid date: May 11, 2006
SBC Action: Referred to Subcommittee with authority to act

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TENNESSEE BOARD OF REGENTS

11:49 a.m.

Chancellor Charles Manning requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in estimated project cost and funding from \$880,000.00 to \$915,200.00 (\$35,200.00 increase), and acknowledgement of source of funding for **Airplane Hangar New Construction** for Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$ 915,200.00
SBC Project No. 166/009-04-2003

TENNESSEE TECHNOLOGICAL UNIVERSITY, COOKEVILLE, TENNESSEE

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$1,220,000.00 to \$1,520,000.00 (\$300,000.00 increase), and acknowledgement of source of funding for **Housing Fire Safety Upgrades** at Tennessee Technological University in Cookeville, Tennessee, and approval to adjust the base amount of a construction contract for the purpose of reporting change orders.

Revised Estimated Project Cost: \$1,520,000.00
SBC Project No. 166/011-04-2004

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Computer Machine Room Relocation** at the University of Memphis, and the selection of Ellers Oakley Chester Rike to design and supervise the project.

Estimated Project Cost: \$1,550,000.00
SBC Project No. 166/007-01-2006

- 2) Approved the selection of Inman Construction Corporation as Construction Manager / General Contractor for the project of **University Center Replacement** at University of Memphis in Memphis, Tennessee.

Estimated Project Cost: \$42,300,000.00
Estimated Planning Cost: \$23,000,000.00
SBC Project No. 166/007-08-2002

SOUTHWEST TENNESSEE COMMUNITY COLLEGE, MEMPHIS, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Macon Cove New Library Building** at Southwest Tennessee Community College in Memphis, as presented by the joint venture of Williamson Pounders Architects / Evans Taylor Foster Childress.

Estimated Project Cost: \$17,825,000.00
SBC Project No. 166/033-03-2005

DISCUSSION OF BIDS

- 1) **East Tennessee State University**
 (CoM Bldg #2 HVAC Replacement)
 SBC Project No. 166/005-01-2005
 Bid date: 05/03/06
 SBC Action: Referred to the Subcommittee with authority to act

- 2) **TTC @ Memphis**
 (Roof top Unit #2 Replacement)
 SBC Project No. 166/070-02-2005
 Bid date: 05/03/06
 SBC Action: Referred to the Subcommittee with authority to act

- 3) **Tennessee State University**
 (Accessibility Adaptations)
 SBC Project No. 166/001-01-1999
 Bid date: 05/10/06
 SBC Action: Referred to the Subcommittee with authority to act

- 4) **Volunteer State Community College**
 (Detention Pond)
 SBC Project No. 166/025-02-2005
 Bid date: 05/10/06
 SBC Action: Referred to the Subcommittee with authority to act

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DEPARTMENT OF CORRECTION

METRO DETENTION FACILITY, NASHVILLE, TENNESSEE

- 1) The Department deferred their request for approval of a project and acknowledgment of the source of funding for **Construction Grant** at the Metropolitan/Davidson County Detention Center, Nashville, with design services to be accomplished by Metro Government.

Estimated Project Cost:	\$10,275,000.00
<i>SBC Project No.</i>	<i>142/011-01-2006</i>

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MILITARY DEPARTMENT

11:55 a.m.

General David Greer requested action on the following matters.

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **Field Maintenance Shop Workbays** at Chattanooga, Athens, Columbia and Memphis, with design to be conducted in-house with in-house consultants.

Estimated Project Cost: **\$1,000,000.00**
SBC Project No. 361/000-02-2006

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$160,000.00 to \$400,000.00 (\$240,000.00 increase) of a project for **Structural Repairs and Reroofing** at Athens and Chattanooga, to include the reroofing of the USPFO in Nashville.

Revised Estimated Project Cost: **\$400,000.00**
SBC Project No. 361/000-01-2006

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$2,630,000.00 to \$3,930,000.00 (\$1,300,000.00 increase) of a project for **Renovate Building 681 and 682** at Volunteer Training Site, Smyrna, Tennessee.

Revised Estimated Project Cost: **\$3,930,000.00**
SBC Project No. 361/079-01-2002

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,350,103.28 to \$1,150,103.28 (\$200,000.00 decrease) of a project for **Renovate Building 100** at Houston Barracks, Nashville, Tennessee.

Revised Estimated Project Cost: **\$1,150,103.28**
SBC Project No. 361/067-02-1999

- 2) Approved a request for a revision in scope and funding from \$12,185,000.00 to \$30,970,000.00 (\$18,785,000.00 increase), acknowledgment of the source of funding, a revision in the estimated project cost to \$33,900,000.00, acknowledgment of and authorization to fully plan the unfunded portion of \$2,930,000.00, and approval of the Early Design Phase for the **State Area Command Headquarters** project at Houston Barracks, Nashville, as presented by the design firms of Thomas Miller & Partners, Hart-Freeland-Roberts, Inc., and James F. Scalf & Associates.

Revised Estimated Project Cost: \$33,900,000.00

Estimated Unfunded Portion: \$ 2,930,000.00

SBC Project No. 361/067-01-1999

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TENNESSEE HISTORICAL COMMISSION

12:10 p.m.

Executive Director Herbert Harper requested action on the following matters.

ALEX HALEY MUSEUM AND TOURIST CENTER, HENNING, TENNESSEE

- 1) Approved the Early Design Phase, which was a revision to the previous design approved by the Commission in 1997, of a project for **Interpretive Center** at the Alex Haley Museum and Tourist Center, Henning, as presented by Williamson Pounders Architects.

Estimated Project Cost:	\$1,260,000.00
<i>SBC Project No.</i>	<i>160/016-01-1994</i>

FRANK G. CLEMENT BIRTHPLACE, DICKSON, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Renovations to Halbrook Hotel** at the Frank G. Clement Birthplace, Dickson, as presented by Michael Emrick, Architect, and approval to allocate funding and authorization to proceed with the project.

Estimated Project Cost:	\$1,627,721.00
<i>SBC Project No.</i>	<i>160/023-01-1994</i>

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DEPARTMENT OF FINANCE AND ADMINISTRATION

12:21 p.m.

DATA CENTER, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **UPS System Replacement** at the Data Center, Nashville, and the selection of SSOE, Inc. to design and supervise the project.

Estimated Project Cost:	\$628,000.00
<i>SBC Project No.</i>	<i>529/031-01-2006</i>

TENNESSEE STATE MUSEUM, NASHVILLE, TENNESSEE

- 1) Approved a request to use Best Value Alternative Delivery Process (Option 1) for the purpose of prequalifying potential contractors on a project for **Exhibit Repair and Restoration** at the Tennessee State Museum, Nashville, Tennessee.

Estimated Project Cost:	\$325,000.00
<i>SBC Project No.</i>	<i>529/075-01-2004</i>

SPECIAL ITEM

- 1) Charles Garrett presented a request for approval of an application by the **City of Pigeon Forge** to qualify for the Convention Center and Tourism Development Financing Act of 1998. He stated that the request had been reviewed by the Executive Subcommittee at their meeting held on April 24, 2006 and was being recommended for approval. Mr. Garrett informed the Commission that a concerned citizen, Leland Wykoff, had requested to be heard regarding the matter.

The Commission recognized Mr. Wykoff who made a presentation wherein he objected to the approval of the proposal presented by the City of Pigeon Forge, and asked that it be denied. He indicated that the City's budget was flawed and the master plan was incomplete. After his detailed presentation, Mr. Wykoff distributed handouts to the Commission in support of his arguments. Mr. Garrett responded that his office's charge was to make sure the application met the requirements of the law. He added that they believed they have done what was needed to make sure the application was handled properly. Comptroller Morgan commented that the difference between the old and new statute is that the new law is friendlier to tax payers, and that this application met the old statute. He said he thought their staff and the City had worked hard, and added that they had all heard the discussion and saw no reason not to approve it. Commissioner Goetz commented that it was not the Building Commission's responsibility to decide if this is a "good" project, and that that debate needs to take place in the City of Pigeon Forge. After discussion, Treasurer Sims made a motion to approve the application as recommended by the Subcommittee. The motion was seconded, and passed without objection.

<i>SBC Project No.</i>	<i>529/000-02-2006</i>
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THE TENNESSEE RESIDENCE, NASHVILLE, TENNESSEE

- 1) Mr. Fitts discussed a proposal by The Tennessee Residence Foundation on the methodology to provide a new addition to the Tennessee Residence as a gift to the State. He stated that the First Lady was out of town and could not make the meeting, and that Bobby Thomas, member of The Tennessee Residence Foundation, was present and available to answer any questions. Mr. Fitts explained that it was the intent of The Foundation to present a gift to the State funded 100% by The Foundation of a building addition at the Residence to house meeting space and its support facilities, referred to as a "conservatory" building. He stated they were anxious to proceed with planning the project, which could aid in their fundraising efforts. Mr. Fitts said The Foundation was prepared to begin the designer selection process, funded by The Foundation, unless there were any objections by the Commission. After discussion, the Commission fully endorsed The Foundation proceeding as they planned.

SBC Project No. 460/028-01-2006

DISCUSSION OF BIDS

- 1) **Taft Youth Center**
(Water Storage Tank Repair)
SBC Project No. 144/005-02-2005
Bid date: May 11, 2006
SBC Action: Referred to the Subcommittee with authority to act

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes from the State Building Commission meeting held on April 13, 2006.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **TNARNG-AFRC Smyrna**
(Demolition & Site Utilities)
Change Order No. 1
Change Order Amount: \$54,776.24
Change Order Percent: 11.23
Cumulative Percent 11.23
SBC Project No. 361/079-05-1999
2. **Tennessee State University**
(Performing Arts Building)
Change Order No. 8
Change Order Amount: \$9,556.25
Change Order Percent: 1.5
Cumulative Percent 11.0
SBC Project No. 166/001-04-1996
3. **Middle Tennessee State University**
(Educational Facility Improvements)
Change Order No. 5
Change Order Amount: \$2,518.69
Change Order Percent: 0.6
Cumulative Percent 10.42
SBC Project No. 166/009-03-2002
4. **Roane State Community College**
(Campbell County Higher Education Center)
Change Order No. 16
Change Order Amount: \$4,519.45
Change Order Percent: 0.24
Cumulative Percent 10.15
SBC Project No. 166/027-02-2002

5. **Roane State Community College**
 (Campbell Counter Higher Education Center)
 Change Order No. 17
 Change Order Amount: \$2,735.01
 Change Order Percent: 0.15
 Cumulative Percent 10.3
 SBC Project No. 166/027-02-2002

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on April 24, 2006.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended by the Subcommittee.

- 1) **University of Memphis**
 (Computer Machine Room Relocation)
 Estimated Project Cost: \$1,550,000.00
 SBC Project No. 166/007-01-2006
 Designer: **ELLERS OAKLEY CHESTER RIKE**
- 2) **Southwest Tennessee Community College**
 (Macon Cove New Library Building)
 Estimated Project Cost: \$17,825,000.00
 SBC Project No. 166/033-03-2005
 Designer: **Change designer name from "Williamson Pounders Architects / Evans Taylor Foster Childress, a joint venture" to "Evans Taylor Foster Childress Architects / Askew Nixon Ferguson Architects, a joint venture"**
- 3) **Data Center - Nashville**
 (UPS System Replacement)
 Estimated Project Cost: \$628,000.00
 SBC Project No. 529/031-01-2006
 Designer: **SSOE, INC.**

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There being no further action, the meeting adjourned at 12:40 p.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration